



**GASCOIGNE
HALMAN**

SUTTON CHANCELLOR, ASTON LANE, SUTTON
WEAVER

THE AREAS LEADING ESTATE AGENT



| A GRADE II LISTED CONVERTED BARN IN A
LOVELY RURAL SETTING

SUTTON CHANCELLOR, ASTON LANE, SUTTON WEAVER

£485,000

A distinctive Grade II Listed barn conversion in a rural setting, forming part of a small development and offering impressive accommodation of quality and character.

This is an exceptional property offering character features, quality and a layout that is highly flexible.

The early 18th Century barn is fully deserving of its Grade II Listed status. The conversion was skilfully executed in 2007 with great care taken to retain character, the heritage of the agricultural origins, perfectly blending the traditional with the more modern.

The design of the interior lends itself to family living with plenty of space to spread out and flexibility for home working if required.





Arranged over three floors and extending to over 2000 sq ft (188 sq m), the property offers spacious, interconnecting ground floor living rooms plus a fitted kitchen, utility room and cloakroom/WC. There are four good sized bedrooms and two bathrooms on the first floor whilst the entire top floor is devoted to a very impressive master bedroom suite. This large room has a high vaulted ceiling with exposed roof trusses and timbers and incorporates a bedroom, dressing area and an en-suite bathroom. There are double glazed windows throughout and oil fired central heating is installed.

The rear garden is a good size, backs onto farmland and includes a large lawn and a paved patio area. There are two garages located in a block at the end of the courtyard.

In terms of setting, it is excellent. Open farmland lies to all sides creating a rural feel without isolation. A long tree lined driveway opens to a cobbled courtyard with parking for residents and visitors.

TENURE, UTILITIES AND SERVICE CHARGE

The property is Leasehold for the residue of an initial 999 year lease from January 2007. The lease is owned by the freehold management company with each resident a shareholder. No ground rent is payable. Mains electricity and water are connected. Oil fired central heating is installed. Drainage is to a septic tank serving all 8 homes. A service charge of £125 per quarter is payable to cover upkeep and maintenance of the courtyard and the septic tank.

LOCATION

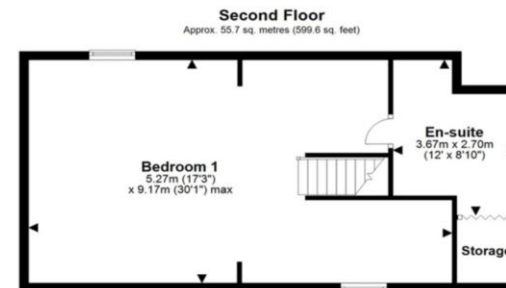
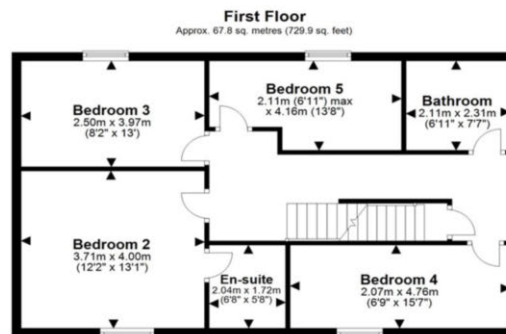
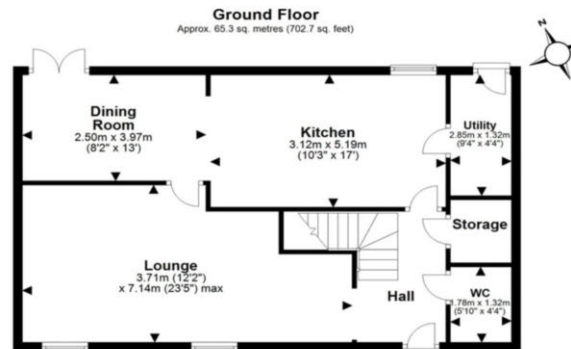
Sutton Chancellor is a small collection of Grade II Listed converted barns in a superb setting, adjacent to historic Sutton Hall. The properties are approached over a long tree lined drive that opens to a cobbled courtyard. This is a delightful rural setting reflecting the agricultural history of the property yet the position is by no means isolated. Frodsham is only a few minutes away by car and access points to the motorway network are nearby. Sutton Weaver is a small rural parish surrounded by open countryside. There is a village primary school close by in Aston and the property is in the catchment for Helsby High School. Frodsham offers a range of shops and recreational facilities whilst the neighbouring centres of Runcorn, Warrington and Chester are within easy reach. The road, rail and motorway networks allow access to many parts of the North West.

COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current C



Total area: approx. 188.8 sq. metres (2032.2 sq. feet)

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FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk

Pollard Building, Church Street, Frodsham, WA6 7DW

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